

## Country House (rustic) for Sale to Castelletto Uzzone Zone: Scaletta Uzzone



### 300 square meters | Rooms: 14

Castelletto Uzzone in the Langhe of Piedmont, near Alba which can be reached in 40 minutes, in the green of the uncontaminated hills of the Langhe, a typical area of hazelnut groves, we offer a large traditional stone cottage that needs to be completely restored. Absolutely original, never polluted by attempts at renovations not suited to the nature and history of the building, it stands on the side of a hill and enjoys a beautiful panoramic view. The architecture of the building bears witness to an undoubtedly important past both in terms of type and size. It can be reached from the municipal road and the electricity and water utilities are flush with the house. On the front of the house, a building used as a garage was also built in stone. On the back there is a small courtyard with little land. It is possible if you want to buy more land about 200 meters from the house. The town with all the services can also be reached on foot in ten minutes on foot or with a few minutes by car. Rare piece by type and charm

The property has evaluated the feasibility of moving the volume to a more private location on the property (where the castle of Scaletta once stood) and this move appears to be permitted.

### Certifications

Energy Label:  
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### Property details

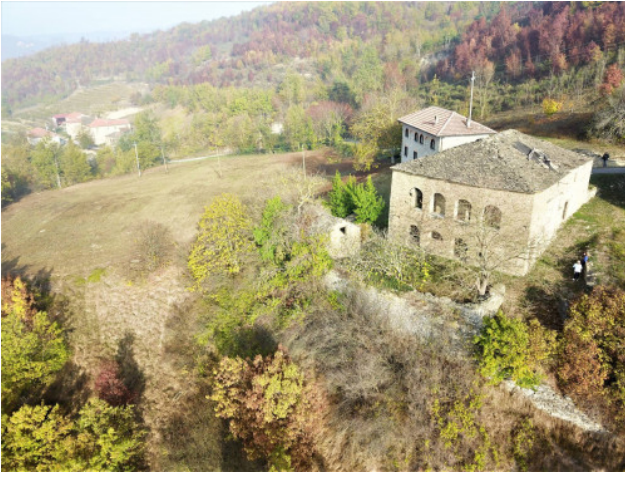
<b>Reference code:</b> 2277	<b>For Sale/For Rent:</b> Sale
<b>Type (Apartment, villa, etc):</b> Country House (rustic)	<b>Region:</b> Piemonte
<b>Province:</b> Cuneo	<b>Municipality:</b> Castelletto Uzzone
<b>Zone:</b> Scaletta Uzzone	<b>Price:</b> € 100.000
<b>Total sqm:</b> 300 square meters	<b>Rooms:</b> 14
<b>State of conservation:</b> To be restructured	<b>Floor type:</b> Multi-story
<b>Total floors:</b> 3	<b>Central heating:</b> Absent
<b>Current condition:</b> Empty at time of deed	<b>Terrace:</b> Present
<b>Distance to sea:</b> 45 meters	<b>Box:</b> Single

## Features

Cellar	Electrical system: Up to code	Wooden frames
Terrain type: Hilly	Additional positions: Not specified	Acces
View	Water: Yes	Sewerage: Not specified
Gas: Not specified	Roof	Light
Suitable for two families	External area	Parkingspace
Garage	Distance to sea	Distance to ski resorts
Distance to hospital	Terrain: 2000 m <sup>2</sup>	

## Nearby

Gyms	Spas	Soccerfields	Sport complexes
Tenniscourt	Cycle paths	Playgrounds	Railway station
Public transport	Kindergarden	Elementary school	Middle school
High school	Bar	Postal offices	Commercial center
Municipal offices			



Ricordiamo che le informazioni contenute nella scheda e riguardanti gli immobili proposti sono generali, non sono vincolanti e non hanno natura contrattuale  
**Immobiliare IPI**  
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